



CITY OF SUNNYVALE ZONING ADMINISTRATOR HEARING

MINUTES
Wednesday, April 11, 2012

FILE #: 2012-7135
Location: 1055 Dunford Way (APN: 313-10-004)
Proposed Project: Use Permit to allow an annual three month theater festival at Full Circle Farm including temporary structures such as a stage and audience seating area within a P-F (Public Facility) Zoning District.
Applicant / Owner: Festival Theatre Ensemble / Santa Clara Unified School District
Environmental Review: Categorically Exempt Class 1
Staff Contact: Gerri Caruso, 408-730-7591, gcaruso@ci.sunnyvale.ca.us

In attendance: Vicki Alexander and Bruce De Les Dernier, Applicant; Andrew Miner, Zoning Administrator; Gerri Caruso, Project Planner; Luis Uribe, Staff Office Assistant.

Mr. Andrew Miner, Zoning Administrator, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Mr. Miner announced the subject application.

Gerri Caruso, Project Planner, stated that the three months includes the set-up and breakdown time. The applicant did go through the Project Review Committee and they are starting to follow up on the comments as well as the conditions of approval. Items that are considered to initially impact the neighborhood will be field checked by staff. The main issue would be the Parking Management Plan and as conditioned the applicant would have to submit the plan 60 days prior to the event so that staff can resolve any issues from the previous year. Ms. Caruso did receive one letter in support of the project and both neighborhood associations were notified and no feedback was received. Mr. Miner asked if they had the same event last year and wanted to know if any issues arose. Ms. Caruso stated that they received comments from public safety to tighten up the Parking Management Plan.

Mr. Miner opened the public hearing.

Bruce De Les Dernier, Applicant, received and reviewed a copy of the staff report. He stated that at the previous venue, located in Menlo Park, they had around 80 to 90 people in attendance a month. Last year, at the Sunnyvale venue, they had 200 people show up, which was unexpected and caused the parking to overflow into the neighborhood.

Vicki Alexander, Applicant, stated that the experience is better if the crowd was smaller and the sound more directional. She stated that they are prepared to turn people away if the crowd becomes too large. Mr. Miner asked if tickets will be sold for this event. Ms. Alexander stated that the event is free and a donation is suggested. Mr. Miner asked Ms. Caruso if there was a way that attendance could be monitored, she stated that it could be monitored this year and revisited at the 60 day review period next year. The applicant also mentioned that she believes attendance will be down this year since a donation is being suggested. Mr. Miner mentioned that most people will try to park in the neighborhood due to the closeness of the gates to the stage area. He also stated that he will be adding a condition that the gates facing Dunford Way be kept closed to avoid parking on the street. Mr. Miner also mentioned that he would like to keep the generator located as

far from the neighborhood as possible. He also asked the applicant if they plan on having amplified music. Mr. De Les Dernier stated that they will be using amplified music during certain scenes of the performance and that the levels will not be loud. They will not be having "concert style" music. He also mentioned that the actors will be wearing microphones. Mr. Miner stated that he would like to add a condition stating that no one may use this area for any music venue. Mr. De Les Dernier stated that they will only be playing classical music.

Marilyn Hiatt, Neighbor, stated that she lives across the street from this venue and would like to know how many people to expect at this event. Mr. Miner asked the applicant if they can post a map on their web page showing people the best route to reach this venue, which should have minimal impact to the neighborhood. Ms. Alexander stated that she would like assistance from the City to determine the best route.

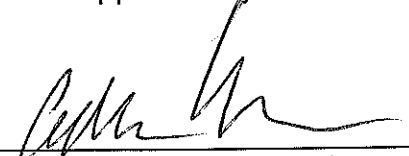
Mr. Miner closed the public hearing.

Mr. Miner approved the application subject to the findings and conditions of approval located in the staff report with the added conditions mentioned above and modifications to condition's PC-2 and AT-5 that the wording be changed from 30 to 60 days prior

Mr. Miner stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:29 p.m.

Minutes approved by:



Andrew Miner, Principal Planner